



CITY OF FLOWERY BRANCH
COUNCIL MEETING
Thursday November 15, 2007
6:00 P.M.



Public Hearing Meeting Minutes

CALL TO ORDER:

Mayor Hirling called the Public Hearing to order at 6:02 p.m.

IN ATTENDANCE:

Mayor Diane Hirling, Council Members Jim Herold, Pat Zalewski, Mary Jones, Jan Smith and Allen Bryans. Also in attendance were City Manager Bill Andrew, City Clerk Melissa McCain, City Planner James Riker, and City Attorney Ron Bennett.

PUBLIC HEARING:

- [TAD Redevelopment Plan Presentation](#)

Gary Mongeon, Bleakly Advisory Group, gave a power point presentation and reviewed the following topics:

- Development Powers Law
- What is and what qualifies as redevelopment area
- How can TAD financing be used
- What must be included in the plan
Plans goals and objectives
- Characteristics and boundaries of TAD
- Rational for qualification as a redevelopment area
- Land use projects and strategies
- Anticipated redevelopment costs
- Future tax increments and Bond Issues
- Potential uses of available financing
- Contractual relations

PUBLIC COMMENTS:

Irwin Gandy inquired if Stonebridge Village would be in the TAD.

Consultant Mongeon advised that Stonebridge Village was currently proposed to be within the TAD.

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Doward Douwsma – 5621 Newberry Point Drive, Flowery Branch Ga.

Mr. Douwsma advised that he had reviewed the plan looking at grammatical and content. One word used that is not enabling legislation and he felt the word should be removed and another word used in its place is blighted.

Overall excellent plan.

Ed Lezaj - 5612 Newberry Point Drive, Flowery Branch, Ga.

When looked at map it appears to me that there is a considerable amount of vacant land in the plan. When we use the word redevelopment and try to reestablish a situation in old town, it seems like you can't redevelop vacant land you develop it. What I was hoping to hear was more helping situations like in old town. There are two areas that come to my mind.

Victoria Lane is a tremendous area for redevelopment.

The other thing is another situation that has a lot of potential for redevelopment. This area is the trailer park along Lights Ferry Road. Lots of potential.

The Mayor came in wanting a gate way City and with these tow areas as they are this will not be a gateway city.

When you look at the plan and you take a look at it – the first thing that comes out is sewer development.

Why would I want sewer development if I am on septic? This is an opportunity to include Newberry Point included so when septic systems go down the City can help pay with TAD funds, for the sewer to that subdivision taking the burden off the homeowner.

Two questions:

What is the 20% for interest and reserves and what is the \$100,000 to pay the City of Flowery Branch? It looks as though the City if trying to hide something.

Consultant Mongeon advised that these TAD bonds are revenue bonds and in order to get these underwritten requires 20% as a reserve fund, which equals one-year worth of payments.

The 100,000 is reimbursement to the City for any funds the City expended to set up the TAD. The City may choose not to use these funds.

Kellin Dobbs – 7635 Tenspeed Court, Flowery Branch, Ga.

Mr. Dobbs advised that he and his partner own a significant amount of property in old downtown.

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My partner and I have invested quite a bit of money into the downtown of Flowery Branch with a vision to create a new town of Flowery Branch and to create this redevelopment that will drive this tax increase up.

Mr. Dobbs requested that the City consider doing whatever it takes to put verbiage in the plan so that we can apply for slight or depressed conditions and apply for TAD funds that are designated for developers.

We will be adding public parking, reopening a road, Pine Street that was closed. These improvements alone will bring and invite more investors to the area.

COUNCIL COMMENTS:

Councilwoman Smith addressed Mr. Lezaj's comments and would ask the consultant and staff if there is any reason the City could not include Newberry Point into the TAD boundaries, as it will need sewer at some point in time.

Mr. Mongeon advised that the City could add approximately 4 million dollars more to the TAD boundaries.

Mr. Douwsma – does the TAD properties need to be contiguous.

Consultant Mongeon advised yes but right-of-ways could be used to make areas contiguous.

Planner Riker advised that the next Public Hearing regarding the TAD would be held November 21st, 2007 at 9:30 a.m.

There is a Public Meeting scheduled for December 5, 2007 at 9:30 where Council will consider this item.

Councilwoman Smith inquired on the timing for making changes to the document.

Consultant Mongeon requested having any amendments prior to the meeting. A resolution will also need to be passed that creates the TAD.

We will research the ideas discussed tonight for the next meeting for Council review and a decision can be made at that time if an amendment is needed.

Councilwoman Smith requested that an amendment be created to include Newberry Point in the plan.

ADJOURNMENT:

There were no further comments.

Mayor Hirling adjourned the Public Hearing at 6:50 p.m.

Mayor – Diane Hirling

Date

City Clerk – Melissa McCain

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